

291 Hamilton Rd, Chermshire, QLD 4032

For Sale Now

House 3 1 1



Off-Market Opportunity - Prime Chermshire Position with Excep

This exclusive off-market listing is unavailable on Realestate.com.au or Domain and is offered to genuine buyers seeking value and opportunity in a tightly held location.

Open for Inspection

By Appointment.

Positioned on a generous 647sqm block with a desirable north-facing aspect, this solid post-war residence presents an outstanding opportunity for first-home buyers, savvy investors, or those looking to build their dream home in the sought-after Chermshire market.

The home features three well-proportioned bedrooms, a spacious living and dining area, a neat and functional kitchen, and a family bathroom. A detached garage with adjoining carport adds further practicality. Character details such as high ceilings, ornate cornices, rich hardwood floors, and generous interior proportions enhance its charm and livability.

Currently tenanted at \$660 per week until September 2026, this property offers immediate rental income. With some thoughtful updates, buyers can unlock significant rental and capital growth potential.

Location is a standout feature just 9km from the Brisbane CBD and only minutes from the vibrant Westfield Chermshire precinct, offering shopping, dining, and entertainment. Major healthcare facilities including The Prince Charles Hospital and St Vincent's Private Hospital Northside are within a 10-minute drive, while the Brisbane Airport is easily accessible.

Public transport options are convenient, with bus services nearby and Nundah railway station just a short drive away. Families will appreciate the abundance of nearby parks and inclusion within the Wavell Heights State School and Wavell State High School catchments.

If position, potential, and long-term growth are high on your priority list, this is a rare chance to secure an affordable foothold in one of Brisbane's high-growth corridors.

For further information or to arrange a private inspection, please contact Daniel Waters.

Listed By

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Listing Number: 3532370